



**Spectacular, elevated harbour and sea views**

**Enjoy the view from the decked area of the garden**

**The lounge boasts patio doors with a lovely view**

**Benefits from a recently installed first floor WC**

**Short walk to the town centre**

**Boasts a fantastic sun trap garden bursting with colour**

**Features two versatile reception room**

**Well-maintained kitchen and bathroom**

**Two double bedrooms and versatile loft room**

**Offers fantastic value for money**

Who doesn't like a room with a view, well here you have three. From all the windows of the rear of the property you can enjoy fabulous views across the Solway view Firth and Whitehaven harbour with its historic piers. Even better, step outside into the spacious sun trap garden and stroll to the end where you will find a spacious decked area. From here you can enjoy the sun all day long, while taking in the breathtaking view. The location of this property certainly is convenient, just a short stroll will put you in the heart of the town centre, where you can walk around the marina, or enjoy a coffee with friends. The train station is also within easy reach, just a five-minute walk away. The property is set over three floors and enjoys a degree of versatility. There are two reception rooms, the first being used as a dining room and the second as a lounge, which has patio doors enjoying a fabulous view. Off the dining room, there is a well-maintained kitchen leading to an equally well-maintained bathroom. Heading up to the first floor, you will find two double bedrooms with the main bedroom enjoying a fabulous, elevated view. The first floor benefits from a recently installed WC. Off the main bedroom, there are stairs leading up to a loft room, here you can enjoy a tremendous, panoramic view of the harbour and sea. The loft room could be used as a hobby room or home office if desired. Externally, the property benefits from a yard and the garden basks in the sun throughout the day. The garden has a wide range of plants and flowers providing a splash of colour throughout the year. The position of the garden means it is a sun trap, and the decked area at the end offers an elevated view. Will you choose to sit here alone in peace and quiet or share a glass of wine with friends? The choice is yours. Viewing is essential to fully appreciate the fabulous views and convenient location of this home.

## ACCOMMODATION

### Dining room

The first of the two reception rooms is this spacious dining room which could also be used as a sitting room if desired. There is certainly plenty space for a large dining room table and chair set. The room is accessed via a half-glazed uPVC door and benefits from an under stairs storage cupboard and a radiator. There is access to the lounge, kitchen and you'll also find the stairs leading up to the first floor.

### Lounge

As soon as you enter this room, your eyes will be drawn to the large patio doors which enjoy a spectacular outlook across the sea, and you have a clear view of Whitehaven harbour and its historic piers. It is certainly pleasant to leave the doors open, allowing in the cool sea breeze whilst enjoying the view and the outlook onto the garden. The lounge has wall mounted lighting and a radiator provides plenty of warmth.

### Kitchen

This well-maintained kitchen incorporates a range of wall and base units, with a complementary worktop and matching splash backs. There is a built-in electric oven and grill, with a separate electric hob and an extractor is in place above. The kitchen has a 1.5 stainless steel sink with drainer board and mixer tap, set below a uPVC double glazed window. A door leads through to the bathroom.

### Bathroom

The bathroom is in an excellent condition and comprises of a bath with central mixer tap and shower attachment. There is also a folding shower screen and shower above. The bathroom has a toilet, a pedestal hand wash basin with a mirrored cabinet above. The bathroom features a radiator, partially tiled walls and a uPVC double glazed frosted window.

### First floor landing

The landing provides access to both bedrooms and a WC.



### **Bedroom one**

A spacious double bedroom enjoying a fabulous, elevated view over the rear garden, the sea and across the harbour. The room has a radiator and a door leads to the loft room.

### **Bedroom two**

A second double bedroom with a radiator and a uPVC double glazed window looking out to the front.

### **WC**

A recently installed and stylish WC comprising of a toilet and wash basin with mixer tap, over a vanity which provides useful storage. The walls are partially tiled with a modern, light blue tile.

### **Loft room**

The spacious loft room could be used as a home office if desired. There is a radiator, numerous power points and wall mounted lighting. An attractive feature is exposed ceiling beams and under eaves storage cupboards provide plenty of useful storage. There is a large skylight from which you can enjoy a spectacular, elevated view across Whitehaven, the harbour and the Solway Firth.

### **Exterior**

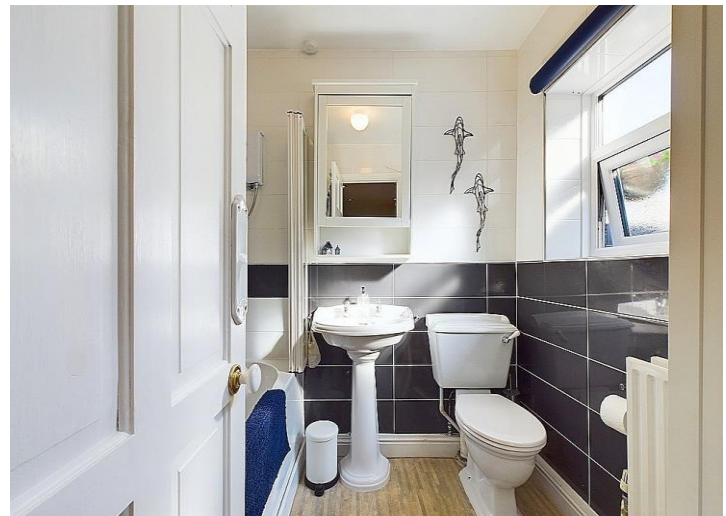
The property benefits from a yard which provides useful storage and has gated access leading out onto the street at the front. Step outside the patio doors of the lounge and you will find a fabulous garden. The garden is bursting with a wide range of plants and flowers, providing an array of colour. Not only that, but the garden is a sun trap and at the end you will notice the raised decked area which has storage underneath. The decked area enjoys an uninterrupted view of Whitehaven, the harbour and across the sea. A most pleasant place in which to relax and unwind whether in solitude, or with friends and family.

### **TENURE**

We have been informed by the vendor that the property is freehold.

### **COUNCIL TAX BAND A**

### **EPC D**



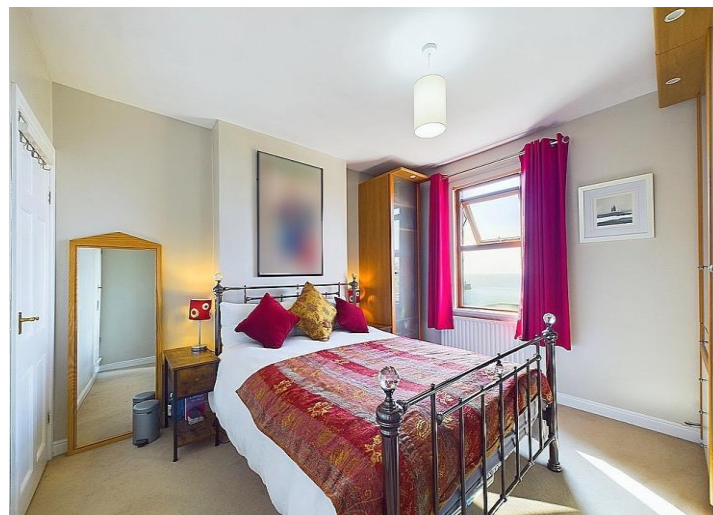
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## MORTGAGES

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## NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.





First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)



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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area<sup>(1)</sup>

826.67 ft<sup>2</sup>

Reduced headroom

44.67 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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